



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JUNE 20, 2002

PRESENT: Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chairman Fruit called the meeting to order at 7:02 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

MAY 2, 2002 **BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE THE MAY 2, 2002 MINUTES ON A VOTE OF 3-0 AS FOLLOWS:
AYES: FRUIT, KENNETT, PYLE ; NOES: NONE; ABSTAIN: MARTIN;
ABSENT: NONE.**

MAY 16, 2002 **BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE THE MAY 16, 2002 MINUTES ON A VOTE OF 3-0 AS FOLLOWS:
AYES: FRUIT, KENNETT, MARTIN; NOES: NONE; ABSTAIN: PYLE;
ABSENT: NONE.**

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MAY 30, 2002 **BOARD MEMBERS PYLE /MARTIN MOTIONED TO APPROVE THE MAY 30, 2002 MINUTES ON A VOTE OF 3-0 AS FOLLOWS: AYES: FRUIT, MARTIN, PYLE ; NOES: NONE; ABSTAIN: KENNETT; ABSENT: NONE.**

JUNE 6, 2002 **BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE THE JUNE 6, 2002 MINUTES ON A VOTE OF 3-0 AS FOLLOWS: AYES: FRUIT, MARTIN, PYLE ; NOES: NONE; ABSTAIN: KENNETT; ABSENT: NONE.**

OLD BUSINESS:

1. **SITE REVIEW, SR-01-30: TENNANT-SAFEWAY:** A request for site, architectural and landscape plan approval for the construction of a 54,799 sq. ft. grocery store, a 7,000 sq. ft. office building, and a 12-pump fuel center with kiosk within the Tennant Station shopping center located at the south east corner of the intersection of Monterey Rd. and Tennant Ave.

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE THE MITIGATED NEGATIVE DECLARATION:

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, PYLE, MARTIN, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE RESOLUTION NO. 02-010 SUBJECT TO THE FOLLOWING MODIFICATION:

1. The columns at the front of the Safeway building should be the same fluted material use on the proposed office building.
2. Exhibit A Pg. 1, A1. Change date to June 20, 2002.
3. Exhibit A Pg. 4, F1. Applicant to obtain approval of "Architectural and Site Review Board.
4. Exhibit A Pg. 9, P3. Indicate years of storm event for collection system.
5. Exhibit A Pg. 17, delete #15, delete 2nd #20 and modify #22 & #23 to require Architectural and Site Review approval for any bus stop improvements required behind existing back of curb.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, PYLE, MARTIN, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **SITE REVIEW, SR-02-03: MONTEREY-SOUTH VALLEY DEVELOPERS:** A request for design review of a Planned Unit Development District (PUD) on a 6.22 acre vacant parcel at the intersection of Cochrane Rd. and Monterey Rd. consisting of a two-story office building, a one-story retail building, a free standing drive-thru restaurant and a service station (pump island mini-market, and car wash) in an area designated as a Gateway to Morgan Hill.

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE RESOLUTION NO. 02-008 SUBJECT TO THE FOLLOWING MODIFICATION:

1. Exhibit A, Fire Department Requirements need to be incorporated.
2. Exhibit A, Police Department and PG & E requirements need to be incorporated.
3. Exhibit A, Pg. 9, N3. The right of way dedication changed to 50 ft.
4. Add note indicating that the stone is the same on all proposed buildings.
5. The indentation on the tower element on the mini mart building needs to be reduced to 4 to 6 inches.
6. Delete repeated page of "Other Conditions."
7. A condition regarding the screening of above ground utilities.
8. List the botanical names of the plant materials.
9. Indicate the use of 4 x 4 on the eave details.
10. Add language to the resolution describing Phase I of the project.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, PYLE, MARTIN
NOES: NONE
ABSTAIN: KENNETT
ABSENT: NONE

3. **SITE REVIEW, SR-02-02: CONDIT-LIVE-WIRE:** A request for design review of a 40,786 sq. ft. Harley-Davidson dealership and service shop on a 2.43 acre vacant parcel located on Condit Rd., south of E. Dunne Ave. and north of Tennant Ave. The proposed use is located in the PUD zoning district.

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE RESOLUTION NO. 02-012 SUBJECT TO THE FOLLOWING MODIFICATION:

1. Provide a consistent ground cover across the project frontage. The current plan changes varieties too often. The use of the Manzanita as a preferable ground cover.
2. Check location of proposed oak trees for potential root rot problems.
3. The front entrance to the building needs more emphasis. The following changes should be incorporated:
 - a. Emphasize column bases.
 - b. Darker paint color
 - c. Raise pilaster base up to shoulder
4. Prior to the issuance of a building permit, a plan detail of the building entrance will need to return to the Architectural and Site Review Board for review and approval.
5. A large variety Liquid Amber should be used at the site driveway entrance.
6. Above ground detention ponds are acceptable if design does not require fencing.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, PYLE, MARTIN, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS:

4. **SITE REVIEW, SR-02-01: CHURCH-SOUTH COUNTY HOUSING:** A request for design review of a proposed mixed-use project consisting of 72 apartment units and a 3872 sq. ft. student day care facility for a maximum of 45 students, a 2494 sq. ft. community center, and 5,000 sq. ft. office area for non-profit groups.

THE BOARD THE REVIEWED THE SUBMITTED PLANS AND OFFERED THE FOLLOWING COMMENTS:

1. The proposed color palette is unacceptable.
2. The proposed architecture is not Mediterranean it is strongly suggested that the project use Monterey Style Architecture.
3. The building lack a sufficient level of vertical and horizontal relief. For example, the upper stories could cantilever and the windows could be recessed. The roof lines could be varied in height.
4. The building should have a consistent level of architectural relief on all four sides.
5. The size and type of architectural elements should vary. For example the window sizes should vary especially on the 3 story buildings.
6. The proposed roof color should be changed
7. The proposed carports are unacceptable.

BOARD MEMBERS KENNETT/PYLE MOTIONED TO CONTINUE THE APPLICATION TO A SPECIAL MEETING TO BE HELD JULY 11.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, PYLE, MARTIN, KENNETT
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

5. **SCHEDULING OF SUMMER MEETINGS:** Discussion of moving the July 18 meeting to July 11 to minimize the wait to applicants resulting from the July 4th meeting cancellation.

THE BOARD DISCUSSED AND CONCURRED WITH THE PROPOSAL TO MOVE THE JULY 18 MEETING FORWARD TO JULY 11.

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OTHER BUSINESS:

6. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:

DUE TO THE RESCHEDULING OF THE JULY 18 MEETING, THE BOARD SUGGESTED A SEPARATE WORKSHOP BE HELD IN JULY TO REVIEW AND DISCUSS THE DRAFT ARCHITECTURAL HANDBOOK.

ANNOUNCEMENTS:

- The Thursday, July 4, 2002 Meeting is being canceled, due to the holiday.
- Rotation of chair

ADJOURNMENT: There being no further business, Chair Fruit adjourned the meeting at 10:12 p.m..

MINUTES PREPARED BY:

TERRY LINDER